

Argyll Road, Woolwich, SE18

Asking Price: £320,000

Benham & Reeves

Argyll Road, Woolwich, SE18

1 Bedroom | 1 Bathroom | Leasehold

Situated on the fourth floor of the desirable Building 50 in the Royal Arsenal Riverside development, this beautifully presented one-bedroom apartment offers a perfect blend of modern comfort, spanning approximately 538 square feet, with high-standard, tasteful decor throughout.

The interior boasts a fantastic open-plan living area that flows into a modern kitchen with streamlined integrated appliances, creating a bright and airy space. The reception room opens onto a private south-facing balcony. A generous double bedroom features built-in unit wardrobes for extra storage. A contemporary three-piece bathroom with high-quality fixtures and a bath with a built-in shower. Additional benefits include extra storage space.

Residents of Building 50 benefit from a 24-hour concierge service, along with access to a fully equipped gym. Ideally positioned for an effortless lifestyle, the property is located within easy reach of reputable schools, with everyday convenience meeting riverside living. A lively nearby high street offers a mix of independent and chain shops, restaurants, and health facilities, including a pharmacy and GP. Within Royal Arsenal, residents enjoy two on-site supermarkets, which are Tesco and M&S, cafés, pubs, a bakery, and a fortnightly farmers' market. Exclusive amenities include a residents' gym and 24-hour concierge and security, with the River Thames just a short walk away.

The development is well-connected to the Woolwich Arsenal DLR, National Rail and the Elizabeth line and Uber Boat, offering excellent transport links throughout London.







Argyll Road, Woolwich, SE18



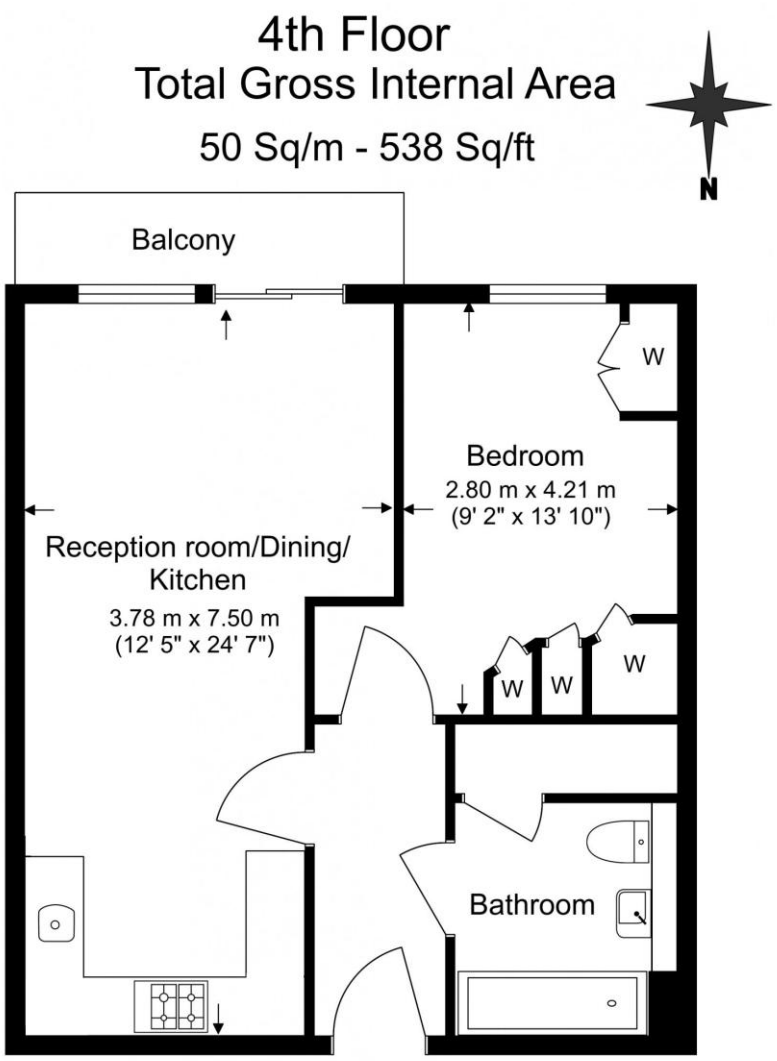




Property Features:

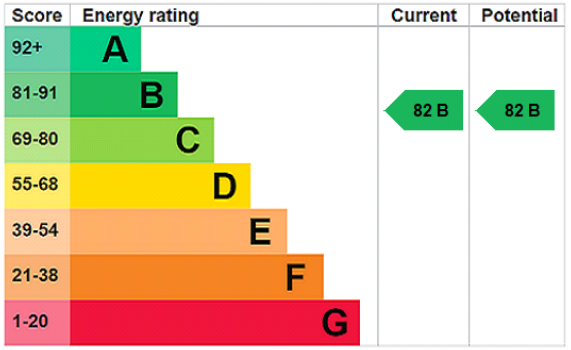
- Chain Free
- One Double Bedroom
- 4th Floor
- 538 Square Feet (Approx.)
- South-Facing Balcony
- Open-Plan Kitchen
- Residents' Gym and 24-Hour Concierge
- Woolwich National Rail and DLR Station
- Elizabeth Line
- Uber Boat

Argyll Road, Woolwich, SE18



Benham&Reeves

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Argyll Road, Woolwich, SE18

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£320,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 973 Years Remaining
Ground Rent:	£400.00 (per annum) until March 2027
Service Charge:	£2,850.00 (per annum) until March 2027
Anticipated Rent:	£1,700.00 pcm Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260344

T: 020 8051 0700
E: woolwich@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR